107.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,074,800	/	1,074,800
USE VALUE:	1,074,800	/	1,074,800
ASSESSED:	1,074,800	/	1,074,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON KIRK D & MELISSA H
Owner 2:	TRS/ KIRK & MELISSA JOHNSON
Owner 3:	LIVING TRUST
Street 1:	14 LANTERN LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON KIRK D & MELISSA H -
Owner 2:	-
Street 1:	14 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .3 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 3635 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13078.000	506,200		568,600	1,074,800
Total Card	0.300	506,200		568,600	1,074,800
Total Parcel	0.300	506,200		568,600	1,074,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.70 /Parcel: 295.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 68232
GIS Ref:
GIS Ref:
Insp Date: 09/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	506,200	0	13,078.	568,600	1,074,800		Year end	12/23/2021
2021	101	FV	488,000	0	13,078.	568,600	1,056,600		Year End Roll	12/10/2020
2020	101	FV	488,000	0	13,078.	568,600	1,056,600	1,056,600	Year End Roll	12/18/2019
2019	101	FV	376,200	0	13,078.	568,600	944,800	944,800	Year End Roll	1/3/2019
2018	101	FV	454,900	0	13,078.	487,400	942,300	942,300	Year End Roll	12/20/2017
2017	101	FV	454,900	0	13,078.	454,900	909,800	909,800	Year End Roll	1/3/2017
2016	101	FV	496,300	0	13,078.	389,900	886,200	886,200	Year End	1/4/2016
2015	101	FV	486,000	0	13,078.	349,300	835,300	835,300	Year End Roll	12/11/2014

!8402!

PRINT

Date	Time
12/30/21	07:16:14

LAST REV

Date	Time
08/07/19	12:11:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8402

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON KIRK D	1546-53		7/2/2019	Convenience	1	No	No		
RICH WILLIAM J,	1489-39		5/9/2016		939,000	No	No		
NIVENS SCOTT J/	1272-29		7/31/2003		765,000	No	No		
NORMAN DONALD R	1142-44		6/15/1995		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	68232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1117	Re-Roof	17,825	C				
5/9/2017	537	Redo Bat	35,000	C				
5/17/2000	397	Redo Bas	50,000	C				NEW BATH,LAUNDRY,O
7/10/1995	385	Manual	10,000					ROOF-KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
3/9/2017	SQ Returned	EMK	Ellen K
4/22/2009	Meas/Inspect	163	PATRIOT
12/16/2003	MLS	HC	Helen Chinal
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13078		Sq. Ft.	Site		0	70.	0.62	4									568,638						568,600	

Total AC/HA:	0.30023	Total SF/SM:	13078	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	568,638	Spl Credit		Total:	568,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.21330476
Const Adj.:	1.00139987
Adj $ / SQ:	121.500
Other Features:	132074
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567543
Depreciation:	61295
Depreciated Total:	506248

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

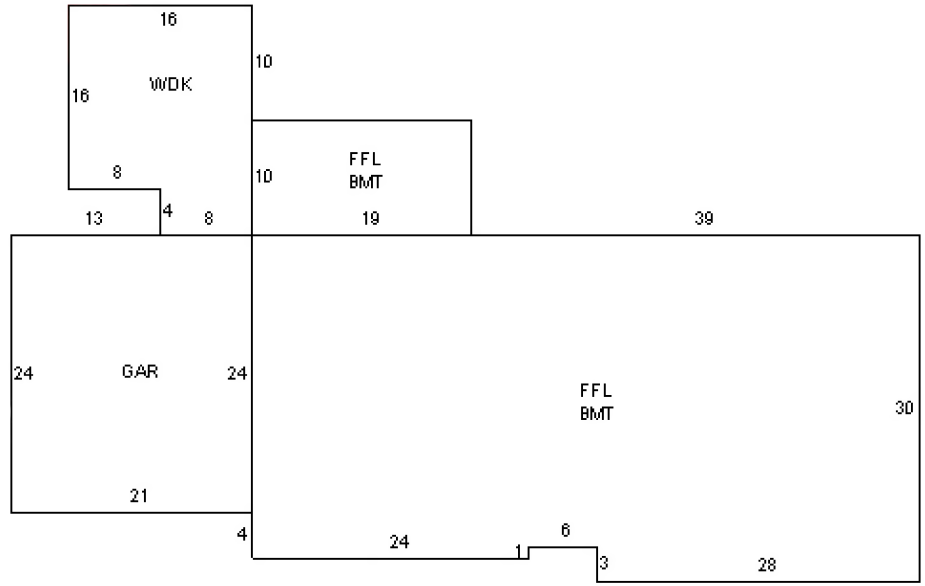
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.65
Special Features:	0	Val/Su Net:	111.99
Final Total:	506200	Val/Su SzAd	271.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,864	77.570	144,591
FFL	First Floor	1,864	121.500	226,477
GAR	Garage	504	19.990	10,074
WDK	Deck	288	9.490	2,732

Net Sketched Area:	4,520			Total:	383,874
Size Ad	1864	Gross Area	4520	FinArea	3635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	95	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc